

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		BROWNING RD, ARLINGTON

OWNERSHIP

Owner 1:	KAHN PAUL/HELEN				
Owner 2:					
Owner 3:					
Street 1:	12 BROWNING RD				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02476			Type:	

PREVIOUS OWNER

Owner 1:	FAGONE CHARLES-JOSEPHINE -		
Owner 2:	-		
Street 1:	12 BROWNING RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .193 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Clapboard Exterior and 2965 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 Half Bath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.19330	Total SF/SM:	8420	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	470,819	Spl Credit	Total:	470,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

1,092,200 /

1,092,200

1,092,200 /

1,092,200

1,092,200 /

1,092,200

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8420.000	621,400		470,800	1,092,200		121889
							GIS Ref
							GIS Ref
Total Card	0.193	621,400		470,800	1,092,200	Entered Lot Size	GIS Ref
Total Parcel	0.193	621,400		470,800	1,092,200	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:	368.33	/Parcel:	368.33	Land Unit Type:	02/01/16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	621,400	0	8,420.	470,800	1,092,200		Year end	12/23/2021	PRINT	
2021	101	FV	603,200	0	8,420.	470,800	1,074,000		Year End Roll	12/10/2020		Date
2020	101	FV	603,200	0	8,420.	470,800	1,074,000	1,074,000	Year End Roll	12/18/2019	12/30/21	18:22:07
2019	101	FV	453,200	0	8,420.	470,800	924,000	924,000	Year End Roll	1/3/2019	LAST REV	
2018	101	FV	453,200	0	8,420.	396,800	850,000	850,000	Year End Roll	12/20/2017	Date	Time
2017	101	FV	197,600	0	8,420.	363,200	560,800	560,800	Year End Roll	1/3/2017	07/07/17	09:40:3
2016	101	FV	197,600	0	8,420.	309,400	507,000	507,000	Year End	1/4/2016	apro	
2015	101	FV	196,600	0	8,420.	269,000	465,600	465,600	Year End Roll	12/11/2014		

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
1/27/2017	Permit Visit	DGM	D Mann
9/1/2016	Meas/Inspect	DGM	D Mann
9/1/2016	Permit Visit	DGM	D Mann
12/3/2008	MLS	MM	Mary M
10/18/2008	Meas/Inspect	197	PATRIOT
6/12/2007	MLS	HC	Helen Chinal
3/15/2000	Inspected	263	PATRIOT
1/5/2000	Measured	264	PATRIOT
7/12/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ /

Sign:

VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- Colonial
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	2	- Clapboard
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BLUE	
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- Good (-)
Year Blt:	1952	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G18	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1	- Drywall
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:		% Sprinkled

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	96	F	FR	1980	0.00	T	39	101						